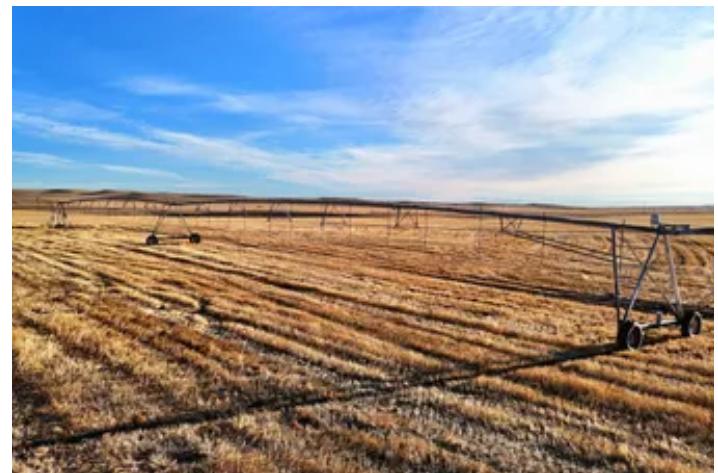


Kimball Co., NE Irrigated & Pasture Auction (Tract #2)
TBD Highway 30
Bushnell, NE 69128

473.500± Acres
Kimball County



MORE INFO ONLINE:

greatplainslandcompany.com

Kimball Co., NE Irrigated & Pasture Auction (Tract #2)
Bushnell, NE / Kimball County

SUMMARY

Address

TBD Highway 30

City, State Zip

Bushnell, NE 69128

County

Kimball County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

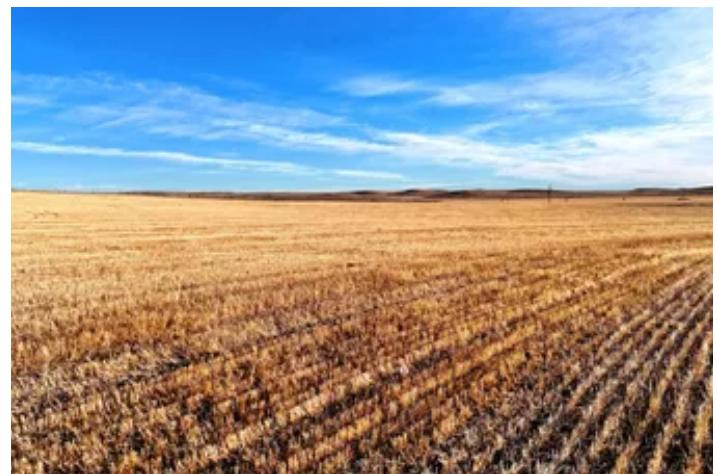
41.2334 / -103.8387

Acreage

473.500

Property Website

<https://greatplainslandcompany.com/detail/kimball-co-ne-irrigated-pasture-auction-tract-2-kimball-nebraska/96403/>



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Kimball Co., NE Irrigated & Pasture Auction (Tract #2)
Bushnell, NE / Kimball County

PROPERTY DESCRIPTION

Kimball County, NE Irrigated & Pasture Auction (Tract #2)

February 17th, 2026 @ 10:30am (Live, Online, & Phone Bidding) Sagebrush Event Venue - 615 E. 3rd St. Kimball, NE 69145

Tract #2 consists of a nice balance of irrigated farmland, CRP, & pasture. There are two operating irrigation wells that supply water to three pivots covering 142.2 certified irrigated acres. Currently the south zimmatic pivot irrigates 44+/- acres with a nozzle rate of 400 gpm and has an established stand of alfalfa going into its 3rd year. The middle pivot covers 66+/- acres with a nozzle rate of 500 gpm and has been planted to oats, and golden german hay millet in recent years. Covering 33+/- acres is the north pivot with a nozzle rate of 400 gpm that has an established stand of alfalfa going its 3rd year. Both the middle and north pivots are Lockwoods that have been recently switched over to zimmatic electric components. Both irrigation wells have been recently overhauled. All pivots have also been equipped with fieldNET controls offering remote monitoring/control from a cell phone with activation being required. There is a possibility of growing other crops or even the potential of planting grass under the pivots for irrigated grazing opportunities. The fenced pasture with a livestock well on the north side of the parcel offers livestock grazing or the potential to be leased to a local tenant for annual income. Located on the east side of the property you will find 57.83 acres enrolled in CRP paying \$1,621 annually until 2027. Additionally, the property benefits from a pore space and carbon dioxide storage lease agreement with Tallgrass High Plains Carbon Storage, LLC, generating substantial annual income potential. For the outdoor enthusiasts Oliver Reservoir and Recreational area is located directly across from Paved Highway 30 offering great fishing or additional outdoor activities. Wildlife frequently found on the property and in the area includes deer, antelope, and small game. Exact acreage and boundaries will be subject to a survey being completed as the 3BD 2BA home and 35+/- acre improvement site with historic barn, outbuildings, feed bunks, & corrals is being offered separately as a standard listing. Give us a call today for more information or to register to bid for this exceptional opportunity.

Driving Instructions Tract #2 - From Kimball, NE take Paved Highway 30 approximately 9 miles west until you reach the driveway for the property on the right-hand side (north).

Additional Information: See the attached water allocation report, well permits, CRP contract, FSA paperwork, and Tallgrass easement agreement for additional information.

Great Plains Land Company is offering a 1% Buyer's Agent Co-op for Agents who register their buyer 24 hours in advance.

MORE INFO ONLINE:

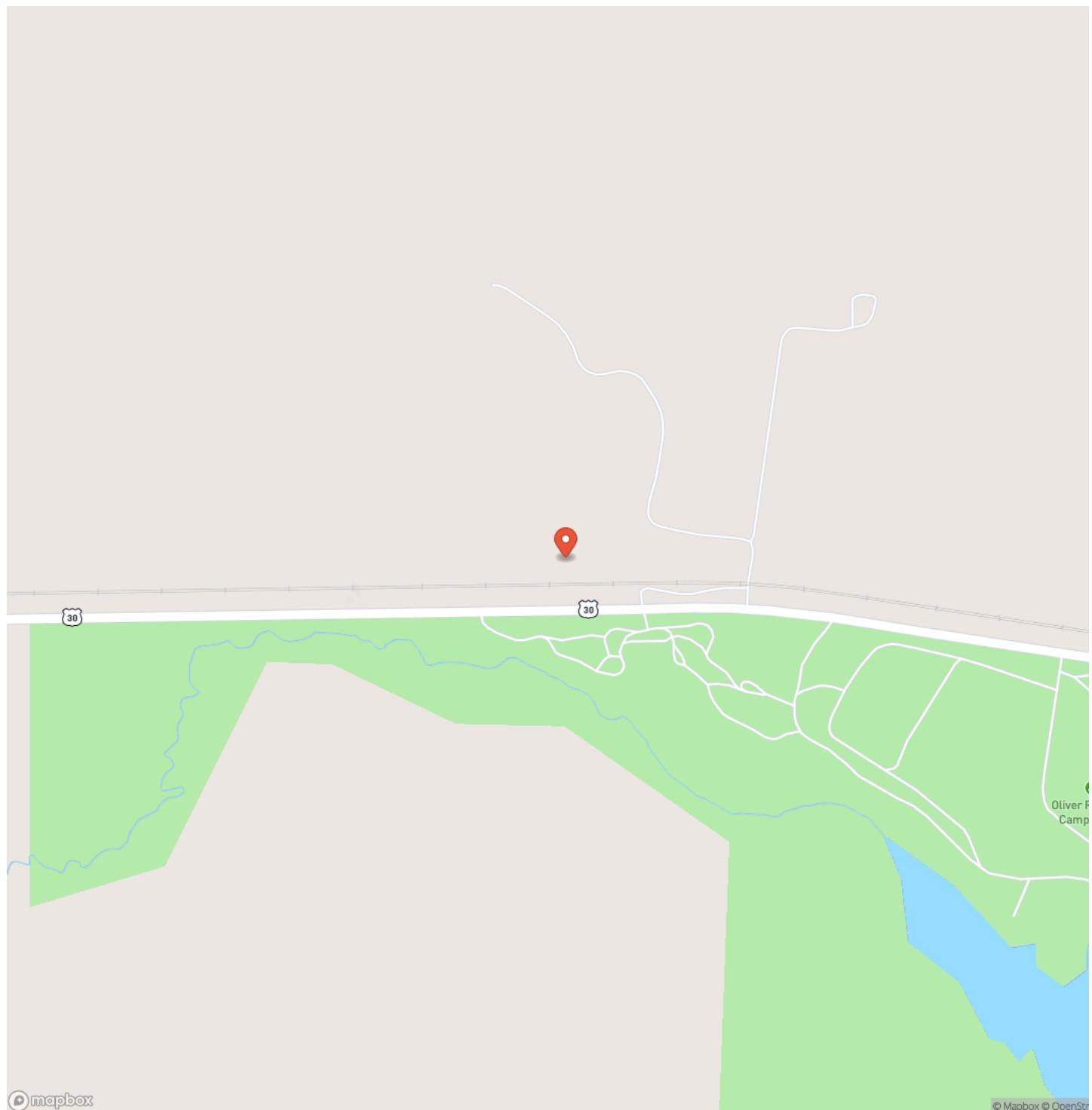
Kimball Co., NE Irrigated & Pasture Auction (Tract #2)
Bushnell, NE / Kimball County



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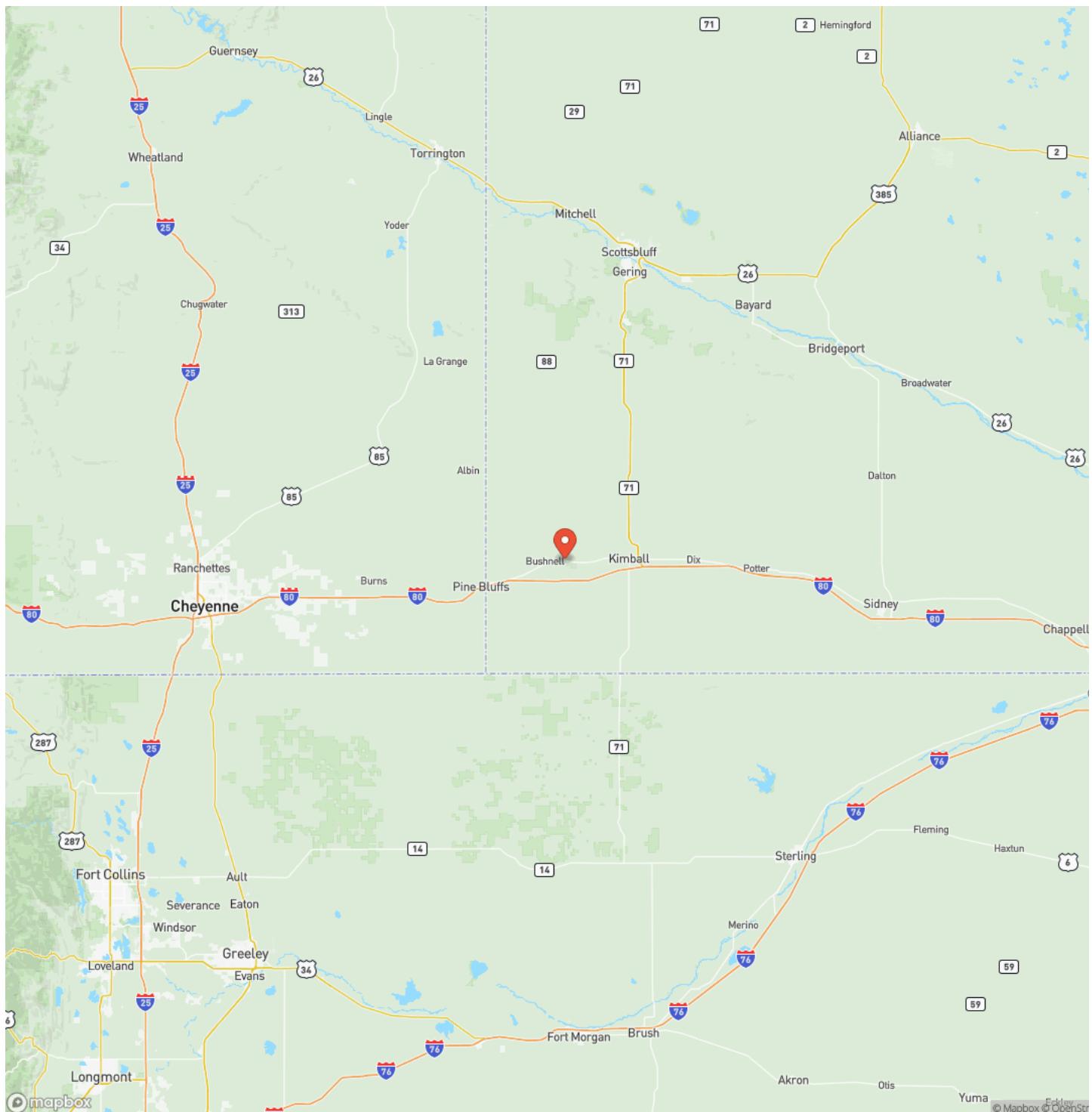
Locator Map



MORE INFO ONLINE:

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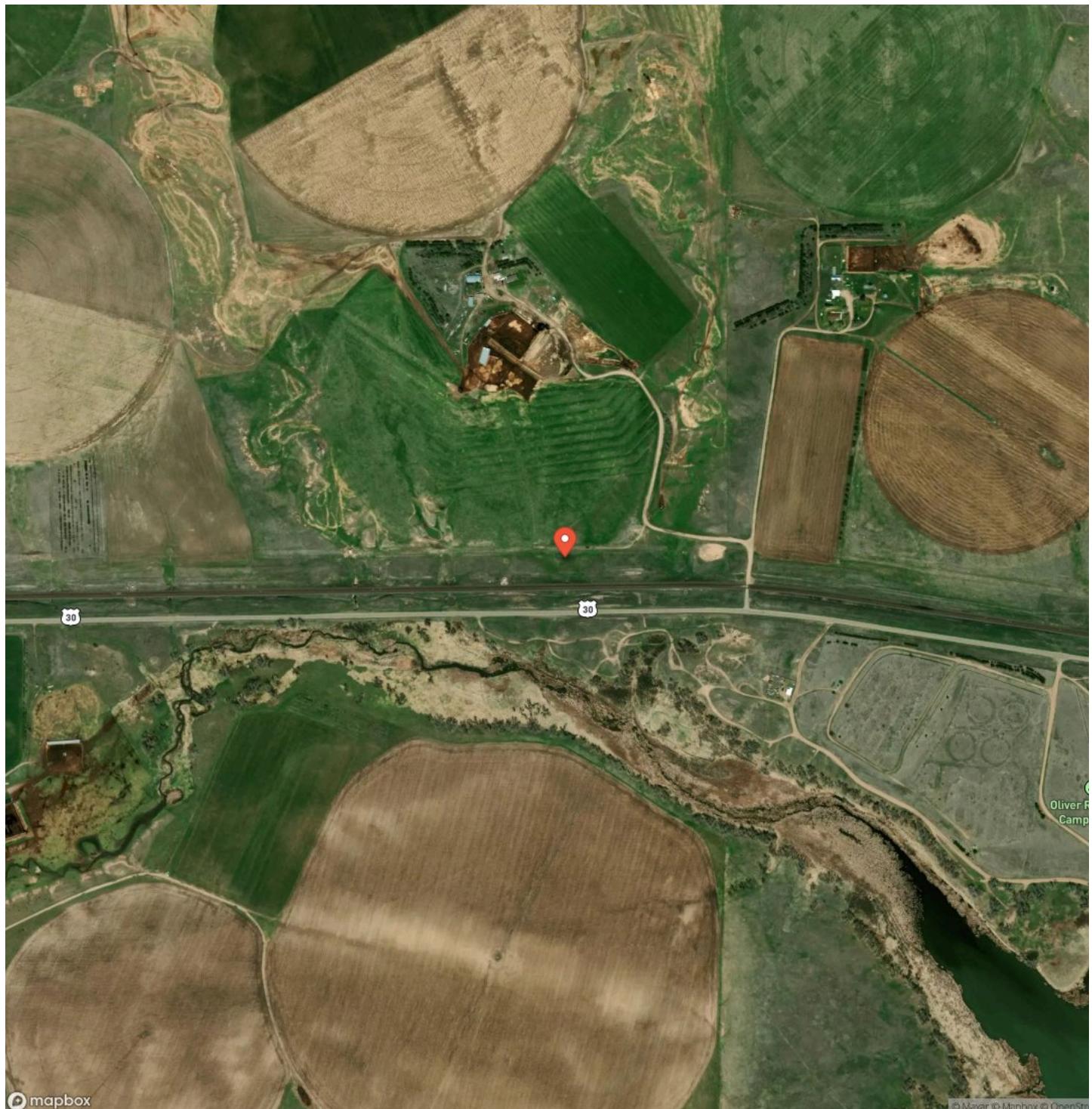
Locator Map



MORE INFO ONLINE:

greatplainslandcompany.com

Satellite Map



MORE INFO ONLINE:

greatplainslandcompany.com

Kimball Co., NE Irrigated & Pasture Auction (Tract #2) Bushnell, NE / Kimball County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

NOTES

MORE INFO ONLINE:

greatplainslandcompany.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

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